

**NOTICE OF A SPECIAL MEETING OF THE COMMISSIONERS COURT
OF CALDWELL COUNTY, TEXAS**



Notice is hereby given that an open meeting of the Caldwell County Commissioners Court will be held on Tuesday, March 12, 2024 at 9:30 AM in 110 S Main St. 2nd Floor, Lockhart, Texas at which time the following subjects will be discussed, considered, passed or adopted, to wit:

*Meeting will begin at 9:30 A.M., or immediately following the regular meeting.

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS:

(Texas Pledge: Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.)

D. ANNOUNCEMENTS:

Items or comments from Court members or staff.

E. CITIZENS' COMMENTS:

At this time any person may speak to Commissioners Court if they have filled out a Caldwell County Commissioners Court Participation Form. Comments will be limited to four (4) minutes per person. No action will be taken on these items and no discussion will be had between the speaker(s) and members of the Court. The Court does retain the right to correct factual inaccuracies made by the speakers. (If longer than 30 minutes, then the balance of comments will continue as the last agenda item of the day.) Citizens' Comments may be submitted to the Court by using the form found at: <http://www.co.caldwell.tx/us/page/caldwell.CommissionersCourtForm>

F. PUBLIC HEARING:

F.1 Concerning the designation of the Prime Data Centers, LLC Reinvestment Zone #1, located within the following area -

NW Corner: 97.7541615°W, 29.9243447°N; NE Corner: 97.7437498°W, 29.9259929°N; SW Corner: 97.7444950°W, 29.9145514°N; SE Corner: 97.7405040°W, 29.9158843°N
Speaker: Judge Haden; Backup: 4;

G.

DISCUSSION/ACTION ITEMS:

G.1 To consider Order 06-2024, designating by ordinance an area as the Prime Data Centers, LLC Reinvestment Zone #1, located within the following area -

NW Corner: 97.7541615°W, 29.9243447°N; NE Corner: 97.7437498°W, 29.9259929°N; SW Corner: 97.7444950°W, 29.9145514°N; SE Corner: 97.7405040°W, 29.9158843°N
Speaker: Judge Haden/Chase Goetz/Todd Workmann; Backup: 3; Cost: \$0.00

G.2 To approve three tax abatement agreements, pursuant to Chapter 312, Texas Tax Code, that contains the following information:

- Name of Property Owner and Applicant: Prime Data Centers, LLC by and through Todd Workman
- Name and Location of the Reinvestment Zone: Prime Data Centers, LLC Reinvestment Zone #1, located within the following area - NW Corner: 97.7541615°W, 29.9243447°N; NE Corner: 97.7437498°W, 29.9259929°N; SW Corner: 97.7444950°W, 29.9145514°N; SE Corner: 97.7405040°W, 29.9158843°N
- Nature of Improvements: Construction and maintenance of a turn-key data center campus
- Estimated Cost of Improvements: \$ 1,300,000,000.00 (\$1.3 billion)
Speaker: Judge Haden/Chase Goetz/Todd Workman; Backup: 228; Cost: \$0.00

G.3 To approve three agreements between the County and Prime Data Centers, LLC, for local economic development pursuant to Chapter 381, Texas Local Government Code. Speaker: Judge Haden/Chase Goetz/Todd Workman; Backup: 453; Cost: \$0.00

H. ADJOURNMENT:

As authorized by Chapter 551 of the Texas Government Code, the Commissioners Court of Caldwell County, Texas, reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above. The Court may adjourn for matters that may relate to: Texas Government Code Section 551.071(1) (Consultation with Attorney about Pending or Contemplated Litigation or Settlement Offers); Texas Government Code Section 551.071(2) (Consultation with Attorney when the Attorney's Obligations Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Conflicts with Chapter 551 of the Texas Government Code); Texas Government Code Section 551.072 (Deliberations about Real Property); Texas Government Code Section 551.073 (Deliberations about Prospective Gift Donations); Texas Government Code Section 551.074 (Deliberations about Personnel Matters); Texas Government Code Section 551.0745 (Deliberations about a County Advisory Body); Texas Government Code Section 551.076 (Deliberations about Security Devices or Security Audits); Texas Government Code Section 551.084 (Exclusion of Witness from Hearing); Texas Government Code Section 551.087 (Deliberations about Economic Development Negotiations); and Texas Government Code Section 551.089 (Deliberations about Security Devices or Security Audits). In the event that the Court adjourns into Executive Session, the Court will announce the section of the Government Code the Commissioners Court is using as its authority to enter into an Executive Session. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the County Judge's Office at 512-398-1808 for further information.

Notice: Any documents linked to this Agenda are subject to change both after posting and/or after discussion and vote during the Commissioner's Court meeting. A copy of this Notice has been placed on the outside bulletin board of the Caldwell County Courthouse, 110 S. Main St., Lockhart, TX 78644. Said place is readily accessible to the general public at all times and said Notice shall remain posted continuously for at least 72 hours preceding this scheduled time of said Meeting. For your convenience, you may visit the county's website at:
<https://www.co.caldwell.tx.us/page/caldwell.CommissionersCourtAgendaMinutesandVideo>

Caldwell County Agenda Item

AGENDA DATE: March 12, 2024

Type of Agenda Item: 381 Agreement

Subject: Concerning the designation of the Prime Data Centers, LLC Reinvestment Zone #1, located within the following area - NW Corner: 97.7541615°W, 29.9243447°N; NE Corner: 97.7437498°W, 29.9259929°N; SW Corner: 97.7444950°W, 29.9145514°N; SE Corner: 97.7405040°W, 29.9158843°N

Costs:

Agenda Speakers: Judge Haden

Backup Materials: Attached

Total # of Pages: 4

Texas Commission on Environmental Quality



NOTICE OF APPLICATION AND PRELIMINARY DECISION FOR TPDES PERMIT FOR MUNICIPAL WASTEWATER

NEW

PERMIT NO. WQ0016385001

APPLICATION AND PRELIMINARY DECISION. South Central Water Company, P.O. Box 570177, Houston, Texas 77257, has applied to the Texas Commission on Environmental Quality (TCEQ) for new Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016385001, to authorize the discharge of treated domestic wastewater at a daily average flow not to exceed 950,000 gallons per day. TCEQ received this application on July 31, 2023.

The facility will be located approximately 2.6 miles northeast of the intersection of Dickerson Road and Highway 80, in Caldwell County, Texas 78655. The treated effluent will be discharged to an unnamed tributary, thence Dickerson Creek, thence to Lower San Marcos River in Segment No. 1808 of the Guadalupe River Basin. The unclassified receiving water use is limited aquatic life use for the unnamed tributary and Dickerson Creek. The designated uses for Segment No. 1808 are primary contact recreation, public water supply, and high aquatic life use. In accordance with 30 Texas Administrative Code Section 307.5 and the TCEQ's Procedures to Implement the Texas Surface Water Quality Standards (June 2010), an antidegradation review of the receiving waters was performed. A Tier 1 antidegradation review has preliminarily determined that existing water quality uses will not be impaired by this permit action. Numerical and narrative criteria to protect existing uses will be maintained. This review has preliminarily determined that no water bodies with exceptional, high, or intermediate aquatic life uses are present within the stream reach assessed; therefore, no Tier 2 degradation determination is required. No significant degradation of water quality is expected in water bodies with exceptional, high, or intermediate aquatic life uses downstream, and existing uses will be maintained and protected. The preliminary determination can be reexamined and may be modified if new information is received. This link to an electronic map of the site or facility's general location is provided as a public courtesy and is not part of the application or notice. For the exact location, refer to the application.

<https://gisweb.tceq.texas.gov/LocationMapper/?marker=-97.759444,29.8375&level=18>

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at Dr. Eugene Clark Public Library, 217 South Main Street, Lockhart, Texas.

ALTERNATIVE LANGUAGE NOTICE. Alternative language notice in Spanish is available at <https://www.tceq.texas.gov/permitting/wastewater/plain-language-summaries-and-public-notices>. El aviso de idioma alternativo en español está disponible en <https://www.tceq.texas.gov/permitting/wastewater/plain-language-summaries-and-public-notices>.

PUBLIC COMMENT / PUBLIC MEETING. You may submit public comments or request a public meeting about this application. The purpose of a public meeting is to provide the opportunity to submit comments or to ask questions about the application. TCEQ holds a public meeting if the Executive Director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

OPPORTUNITY FOR A CONTESTED CASE HEARING. After the deadline for submitting public comments, the Executive Director will consider all timely comments and prepare a response to all relevant and material or significant public comments. Unless the application is directly referred for a contested case hearing, the response to comments will be mailed to everyone who submitted public comments and to those persons who are on the mailing list for this application. If comments are received, the mailing will also provide instructions for requesting a contested case hearing or reconsideration of the Executive Director's decision. A contested case hearing is a legal proceeding similar to a civil trial in a state district court.

TO REQUEST A CONTESTED CASE HEARING, YOU MUST INCLUDE THE FOLLOWING ITEMS IN YOUR REQUEST: your name, address, phone number; applicant's name and proposed permit number; the location and distance of your property/activities relative to the proposed facility; a specific description of how you would be adversely affected by the facility in a way not common to the general public; a list of all disputed issues of fact that you submit during the comment period; and the statement "[I/we] request a contested case hearing." If the request for contested case hearing is filed on behalf of a group or association, the request must designate the group's representative for receiving future correspondence; identify by name and physical address an individual member of the group who would be adversely affected by the proposed facility or activity; provide the information discussed above regarding the affected member's location and distance from the facility or activity; explain how and why the member would be affected; and explain how the interests the group seeks to protect are relevant to the group's purpose.

Following the close of all applicable comment and request periods, the Executive Director will forward the application and any requests for reconsideration or for a contested case hearing to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material water quality issues.

CLASSIFIEDS

PUBLIC NOTICE TO ALL INTERESTED PERSONS:

Notice is hereby given pursuant to Section 312.401, Texas Tax Code, that the Caldwell County Commissioners Court shall hold a hearing to consider the designation of a reinvestment zone located within the following area:

NW Corner: 97.7541615°W
29.9243447°N
NE Corner: 97.7437498°W
29.9259929°N
SW Corner: 97.7444950°W
29.9145514°N
SE Corner: 97.7405040°W
29.9158843°N

The hearing shall be held on March 12, 2024, at the later of: (1) 9:30 A.M.; or (2) immediately following the adjournment of the Court's regular meeting. The hearing shall be located in the Second Floor Courtroom of the Caldwell County Courthouse, 110 S. Main Street, Lockhart, Texas 78644.

Members of the public and other interested persons are entitled to appear at the hearing and be given the opportunity to be heard, and speak and present evidence for or against the designation.

BID NOTIFICATION

Lockhart ISD is accepting competitive bids for installing a canopy for Clear Fork Elementary. For the bid package, please contact Tanya Homann at 512-398-0052. The proposals are due March 28, 2024 at 2 PM, CST at Attn: Tanya Homann, Lockhart ISD, P.O. Box 120, Lockhart, TX 78644. The pre-bid meeting will be on March 19, 2024 at 10 am at the Clear Fork Elementary, 1102 Clear Fork Street, Lockhart, TX 78644. No faxed or emailed proposals will be accepted. Lockhart ISD reserves the right to reject any or all proposals.

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Lonnie C. Reyes (also known as Longino C. Reyes), Deceased, were issued on February 20, 2024, in Cause No.

Administration for the Estate of Pascual Padilla Garcia, Deceased were issued on February 20, 2024, in Cause No. 10926, pending in the County Court-at-Law of Caldwell County, Texas to: Maria Emerita Bonilla.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: M. Elizabeth Raxter
Attorney at Law
705 State Park Rd.
Lockhart, Texas 78644
DATED the 22nd day of February, 2024.
/s/ M. Elizabeth Raxter
M. Elizabeth Raxter
Attorney for Maria Emerita Bonilla
State Bar No.: 24050064
705 State Park Rd.
Lockhart, Texas 78644
Telephone: (512) 398-6996
Facsimile: (512) 668-4501
Email: eraxter@tx-el-derlaw.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters of Independent Administration for the Estate of JAMES E. DICKINSON Deceased, were issued on February 6, 2024, in Cause NO. 24PR-00245 pending in the County Court of Caldwell County, Texas to BARBARA WATSON-DICKINSON, Independent Executor of the Estate of JAMES E. DICKINSON.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

BARBARA WATSON-DICKINSON, Independent Executor, Estate of JAMES E. DICKINSON, Deceased c/o SUE C. ORTMAN
403 St. George Gonzales, Texas 78629
DATED the 21st day of February, 2024
SUE C. ORTMAN
Attorney for BARBARA WATSON-DICKINSON
Independent Executor, Estate of JAMES E. DICKINSON, Deceased c/o SUE C. ORTMAN
403 St. George Gonzales, Texas 78629
TELEPHONE: (830) 672-9535
FACSIMILE: (830) 672-9535

LULING NEWSBOY & SIGNAL

CLASSIFIEDS

CLASSIFIED DEADLINE: NOON MONDAY
All Classified Word Ads Must Be Paid In Advance

Word Ads: 38¢ per word for first insertion;
36¢ per word for each consecutive insertion.

Minimum Charge - \$7.60;
Consecutive Insertion - \$7.20

CLASSIFIED DISPLAY: \$7.00 per column inch.

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

Caldwell County Flood Protection Plan

Public Meeting #3
Wednesday, March 6th, 2024
12-2 pm

Commissioner's Courtroom
Caldwell County Courthouse, 2nd Floor
110 S. Main St
Lockhart, TX 78644

Lunch will be provided on a first come, first served basis.
Please RSVP by March 7, 2024 by emailing locarty@kiefelfelder.com

Meeting Purpose:

- Provide information about the project, its purpose, and benefits
- Present final floodplain maps and flood mitigation recommendations
- For more information, email CaldwellFPP@doucetlangford.com

Contacts:

- Amber Quinley, Caldwell County, 512.359.4689
- Jonathan Carey, Doucet & Associates, 210.469.3366
- Collin Slagle, Doucet & Associates, 512.632.4517
- Judy Langford, Langford, 512.452.0432



Texas Water
Development Board

PUBLIC NOTICE

PUBLIC NOTICE

HELP WANTED

TO ALL INTERESTED PERSONS:

Notice is hereby given pursuant to Section 312.401, Texas Tax Code, that the Caldwell County Commissioners Court shall hold a hearing to consider the designation of a reinvestment zone located within the following area:

- NW Corner: 97.7541615°W 29.9243447°N
- NE Corner: 97.7437498°W 29.9259929°N
- SW Corner: 97.7444950°W 29.9145514°N
- SE Corner: 97.7405040°W 29.9158643°N

The hearing shall be held on March 12, 2024, at the later of: (1) 9:30 A.M.; or (2) immediately following the adjournment of the Court's regular meeting. The hearing shall be located in the Second Floor Courtroom of the Caldwell County Courthouse, 110 S. Main Street, Lockhart, Texas 78644.

Members of the public and other interested persons are entitled to appear at the hearing and be given the opportunity to be heard, and speak and present evidence for or against the designation.

PUBLIC NOTICE

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the ZONING BOARD OF ADJUSTMENTS of the City of Luling, Texas, in a regular meeting at 9:00 o'clock a.m. on Thursday, March 14, 2024 in the City Council Chamber, 509 East Crockett Street, Luling, Texas, will consider the following matter:



Cal-Maine Foods, Inc.
Cal-Maine Foods, Inc.
IN HARWOOD

is seeking applicants for:
ALL POSITIONS
INCLUDING
MANAGERS & SUPERVISORS
(NO DEGREE REQUIRED)

Applicants must have their own transportation to and from work.
Competitive pay, vacation, sick leave, health, dental & vision insurance, 401K & ESOP

Cal-Maine Foods is an Equal Opportunity Employer
For more information, please call 830-548-3979 Monday-Friday (8 a.m. - 4 p.m.) 358 South Farm Rd.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF RECEIPT OF APPLICATION AND INTENT TO OBTAIN AIR PERMIT (NOR)

PROPOSED AIR QUALITY PERMIT NUMBER 175366

APPLICATION CITGO Petroleum Corporation, has applied to the Texas Commission on Environmental Quality (TCEQ) for:
Issuance of Permit 175366

This application would authorize the Petroleum Bulk Fuel Terminal located at 5120 Farm-to-Market Road 2584, Luling, Caldwell County, Texas 78648 This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application: <https://geosweb.tceq.texas.gov/LocationMapper/?markers=97.6566229,29.703814&level=13>. The facility will emit the following contaminants: hazardous air pollutants and organic compounds.

This application was submitted to the TCEQ on February 13, 2024. The application will be available for viewing and copying at the TCEQ central office, the TCEQ Austin regional office, and the J.B. Nickells Memorial Library, 215 South Pecan Avenue, Luling, Caldwell County, Texas beginning the first day of publication of this notice. The facility's compliance file, if any exists, is available for public review in the Austin regional office of the TCEQ.

The executive director has determined the application is administratively complete and will conduct a technical review of the application.

PUBLIC COMMENT. You may submit public comments to the Office of the Chief Clerk at the address below. The TCEQ will consider all public comments in developing a final decision on the application and the executive director will prepare a response to those comments.

PUBLIC MEETING. You may request a public meeting to the Office of the Chief Clerk at the address below. The purpose of a public meeting is to provide the opportunity to submit comments or ask questions about the application. A public meeting about the application will be held if requested by an interested person and the executive director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

After technical review of the application is complete, the executive director may prepare a draft permit and will issue a preliminary decision on the application. If a draft Air Quality Permit is prepared, a Notice of Application and Preliminary Decision is required and it will then be published and mailed to those who made comments, submitted hearing requests or are on the mailing list for this application and will contain the final deadline for submitting public comments.

OPPORTUNITY FOR A CONTESTED CASE HEARING You may request a contested case hearing if you are a person who may be affected by emissions of air contaminants from the facility. If requesting a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, and daytime phone number; (2) applicant's name and permit number; (3) the statement "[w]e request a contested case hearing"; (4) a specific description of how you would be adversely affected by the application and air emissions from the facility in a way not common to the general public; (5) the location and distance of your property relative to the facility; (6) a description of how you use the property which may be impacted by the facility; and (7) a list of all disputed issues of fact that you submit during the comment period. If the request is made by a group or an association, one or more members who have standing to request a hearing must be identified by name and physical address. The interests the group or association seeks to protect must also be identified. You may also submit your proposed adjustments to the application/permit which would satisfy your concerns.

The deadline to submit a request for a contested case hearing is 30 days after newspaper notice is published. If a request is timely filed, the deadline for requesting a contested case hearing will be extended to 30 days after the mailing of the response to comments.

If a hearing request is timely filed, following the close of all applicable comment and request periods, the Executive Director will forward the application and any requests for contested case hearing to the Commissioners for their consideration at a scheduled Commission meeting. The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material air quality concerns submitted during the comment period. Issues such as property values, noise, traffic safety, and zoning are outside of the Commission's jurisdiction to address in this proceeding.

MAILING LIST. In addition to submitting public comments, you may ask to be placed on a mailing list to receive future public notices for this specific application by sending a written request to the Office of the Chief Clerk at the address below.

AGENCY CONTACTS AND INFORMATION. Public comments and requests must be submitted either electronically at www.tceq.texas.gov/topic/Comment/, or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-505, P.O. Box 13087, Austin, Texas 78711-3087. Please be aware that any contact information you provide, including your name, phone number, email address and

Lockhart art creations

LPR staff Lockhart High School art students from Matt Burton's Art 1 class created The Lockhart, Texas Project. After studying exhibi-

tions and art events they came up with an interactive element using scavenger hunt cards to find hearts displaying various idioms, expressions, and puns.

The titles and artists' names are on display. The projects can be viewed in the main entrance of Lockhart High School through April 19. There are 184 Lockhart

High School Art 1 students. Each heart is unique, embodying the artistic expression of our students and the "heart" of our incredible Lockhart community.



CLASSIFIEDS

PUBLIC NOTICES

PUBLIC NOTICE

DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY
Proposed Flood Hazard Determinations for the City of Lockhart and Unincorporated Areas of Caldwell County, Texas, Case No. 24-08-0376P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIS report has been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR) in accordance with Title 44, Part-65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/SFE_Slu/fu/fm_main.asp, or call the FEMA Mapping and Insurance Service Center (FIS) toll free at 1-877-FEMA-MAP (1-877-336-2627).

PUBLIC NOTICE

Plum Creek Conservation District is accepting bids for ground application of fertilizer and herbicide to approximately 533 acres on Z-1 flood control structures. Approximately 292 acres to be applied on or around the 1st of April and 241 acres to be applied on or around the 10th of May. Bid information can be found at

PUBLIC NOTICES

<https://pood.org/job-bids>. For more information, call 512-366-2383. Bids can be delivered or mailed to 1101 West San Antonio Street, Lockhart Texas 78644 on or before 4:00 PM CST, March 18th, 2024. POC reserves the right to evaluate bids and to reject all bids.

TABC NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Matt Beverage Retailers Co-Premise Permit by Phyllis Wolf Partners LLC dba Martindale River Cafe, to be located at 404 Main St., Martindale, Caldwell County, Texas. Officers of said corporation or members are Emily Praxton and Zach Peoples Owners.

PUBLIC NOTICE

TO ALL INTERESTED PERSONS: Notice is hereby given pursuant to Section 312.401, Texas Tax Code, that the Caldwell County Commissioners Court shall hold a hearing to consider the designation of a reinvestment zone located within the following area:
NW Corner 97.754181°W 29.9243447°N NE Corner 97.743749°W 29.925929°N SW Corner 97.744495°W 29.9145514°N SE Corner 97.740504°W 29.915843°N
The hearing shall be held on March 12, 2024, at the later of (1) 9:30 A.M. or (2) immediately following the adjournment of the Court's regular meeting. The hearing shall be located in the Second Floor Courtroom of the Caldwell County Courthouse, 110 S. Main Street, Lockhart, Texas 78644.

Members of the public and other interested persons are entitled to appear at the hearing and be given the opportunity to be heard, and speak and present evidence for or against the designation.

PUBLIC NOTICE

Lockhart ISD is accepting competitive bids for installing a canopy for Clear Fork Elementary.

PUBLIC NOTICES

For the bid package, please contact Tanya Homan at 512-366-0052. The proposals are due March 28, 2024 at 2 PM, CST at Attn: Tanya Homan, Lockhart ISD, P.O. Box 120, Lockhart, TX 78644. The pre-bid meeting will be on March 19, 2024 at 10 am at the Clear Fork Elementary, 1102 Clear Fork Street, Lockhart, TX 78644. No faxed or emailed proposals will be accepted. Lockhart ISD reserves the right to reject any or all proposals.

PUBLIC NOTICE

JOHNNY'S WRECKER SERVICE SARRON'S WRECKER SERVICE SARRON'S STORAGE FACILITY 0600020VSF 1400 SOUTH COMMERCE ST. LOCKHART, TX 78644 512-668-6840 / FAX - 512-668-4839
March 4, 2024
NOTICE OF SALE OF MOTOR VEHICLES IMPOUNDED BY ORDER OF CITY OF LOCKHART REGULATING THE IMPOUNDING AND SALE OF ABANDONED VEHICLES BY DELEGATE OR PERSONALLY. THE PURCHASER SHALL TAKE TITLE TO MOTOR VEHICLE AND RECEIVE A CERTIFICATE OF TITLE. I WILL PROCEED TO SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH IN THE CITY OF LOCKHART, CALDWELL COUNTY TEXAS THE FOLLOWING DESCRIBED MOTOR VEHICLES, WHICH HAVE NOT BEEN REDEEMED BY OWNER THEREOF TO WIT:
March 15, 2024 at 10:00am
SARRON'S STORAGE FACILITY 1400 SOUTH COMMERCE ST. LOCKHART, TX 78644 at 10:00am.
Vehicle 2007 Ford SFE VIN: 1F1VYJ03120KAC4684 LIC: 57P4852
Vehicle 2003 Mitsubishi VIN: JAJA3E229U006283 LIC: HX28443
Vehicle 2011 Nissan Sentra VIN: 5N1DA6P08UR0421 LIC: T005402
Vehicle 2004 Ford MUST VIN: 1FAPP060AF024050 LIC: PVS2193
Vehicle 2014 Chevrolet VIN:

PUBLIC NOTICES

2G1FE1E0E0234407 LIC: RB57009 Linda Burton Office Manager

6. SERVICES

HANDYMAN

Vegil Martinez Tree and lawn services, trash hauling and moving, small engine repair, power washing and dryer vent cleaning Serving Lockhart and the surrounding area. Free estimates. Call (512) 749-6004

7. HELP WANTED

CASHIER/CUSTOMER SERVICE REPRESENTATIVE

The City of Lockhart is seeking a dependable, honest, highly motivated individual to fill the position of Full-time Cashier/Customer Service Representative. Employee will be responsible for all customer transactions, answer customer inquiries and update customer records as needed, accept utility service applications, permits and business licenses and miscellaneous City accounts receivables and perform other duties as

7. HELP WANTED

assigned. Qualification requirements include: HS Diploma or GED; 2 years cash handling required; 2 years billing & accounts receivable experience preferred.

DIRECT CARE COUNSELORS

Provide positive role modeling, structure, and supervision to adolescent boys. No exp. req. We train comprehensively. \$14.00 to \$19.00 per hr for flexible 8 & 16 hr shift schedules. Health/identical insurance after 60 days. Min. requirements: Must be 21 yrs old, HUGED, clean TDL, clean criminal history, pre-employment TB skin test, and drug screen. Growing (20+ year old) non-profit organization.
www.pegasuschool.net
Call (512)376-2101 for further information

7. HELP WANTED

proficient in Microsoft Office applications; must be able to type 40 WPM; 10-key by touch; must be able to keep account information confidential and deter identity theft.

Request for Qualifications (RFQ) for Architectural Services

The City of Lockhart seeks Statements of Qualifications (SOQ) from highly qualified firms for the services related to the Animal Shelter Upgrade for the City of Lockhart. The following outlines the request for qualifications:

- Scope of Work** - The architectural contract will encompass all project related architectural services in City of Lockhart, including but not limited to the following updates to the:
 - Outdoor Kennels
 - Wash Room Animal Kennel
 - Animal Intake Area
 - Isolation Area
- Statement of Qualifications** - The City of Lockhart is seeking to contract with a completed architectural firm, registered to practice in the State of Texas which has had experience in the following areas:
 - Experience with Animal Shelter design.
 - Consultant's understanding and technical approach to the project.
 - Availability and experience of the project team.
 - Ability to complete the project in a timely manner.

As each please provide within your proposal a statement of understanding of the project that demonstrates knowledge, as well as resumes of all architects that will be assigned to the project if you receive the architectural services contract award.

Complete RFQ can be found at the City's website: <https://www.lockhart-tx.gov/2024/03/06/2024-03-06-01>

The proposal shall not exceed twelve (12) pages including transmittal letter and submittals and including submittal and plan section dividers.

Evaluation Criteria

Evaluation Criteria	Maximum Points
Experience with Animal Shelters	40
Technical Approach	20
Qualities of Project Team	20
Completion of Project in a Timely Manner	20
Total	100

For the RFQ, Respondent's qualifications will be evaluated, and the most qualified Respondent will be selected, subject to negotiation of fee and retainer/retention compensation.

- For quality of architectural professional services, negotiation must occur after the initial selection of the architect as price cannot be used as a selection factor. (See 2. City of Lockhart and Texas Government Code § 191a.002)
- Deadline for Submittal - Please submit three (3) hard copy of the Statement of Qualifications proposals to the following address: City of Lockhart, City Hall, 308 W. San Antonio Street, Lockhart, Texas, 78644. Any proposal received after this time and date will be rejected and will not be considered by the City of Lockhart.

LULING NEWSBOY & SIGNAL

CLASSIFIEDS

CLASSIFIED DEADLINE: NOON MONDAY
All Classified Word Ads Must Be Paid in Advance

Word Ads: 38¢ per word for first insertion;
36¢ per word for each consecutive insertion.

Minimum Charge - \$7.60;
Consecutive Insertion - \$7.20

CLASSIFIED DISPLAY: \$7.00 per column inch.

HELP WANTED

HELP WANTED

HELP WANTED

EMPLOYMENT NOTICE

The City of Luling is now accepting applications for the following positions:

Job applications are available at City Hall, 509 W. Crockett St., and may be picked up Monday through Friday from 8 a.m. to 5 p.m., or (for some positions) printed directly from the City website. Applications will be accepted at City Hall until these jobs are filled.

ELECTRIC DEPARTMENT

LINEMAN - Full City benefits. Requires documentation of High School Diploma or GED, driver's license and current DPS certified driving record. Will be subject to 24-hour call. Starting salary is \$21.08 through \$23.16 an hour.

EMS - FT and PRN POSITIONS

Must have either EMT, AEMT, Licensed Paramedic or EMT-P certification from Texas Dept of State Health Services. A minimum of one year experience working for a 911 system is preferred. Luling operates on a 48/96 hour schedule. FT positions - paid vacation; sick time; paid Health, Dental and Life Insurance; annual uniform allowance; seasonal bonus, paid CE Program Holiday Pay paid retirement with a 2:1 match; paid tuition for advancement to Paramedic.

- FIRE DEPT - (3) FIRE FIGHTERS

Qualifications include: (a) High school diploma or equivalent; (b) Must have Basic Structure Fire Suppression Certification; (c) Must have a Valid Class B Texas Driver's License and furnish copy of driving record; (d) Must furnish a copy of criminal history record. Both driving and criminal history records should not be more than 30 days old from date of application. Applicant will be required to pass a physical exam and pre-hire drug test. Starting salary is \$14.85 an hour. Applications may be returned or mailed to City Hall, 509 E. Crockett, Luling, Texas 78648.

LPD - PATROL OFFICERS

Qualifications include: (a) High School diploma or equivalent; (b) Basic Certification from TCCLE; and (c) must have valid Class C Texas Driver's License.

Applicants are subject to pre-employment screening/testing, including, but not limited to thorough background investigation, and psychological, physical and drug testing. Salary will be based on qualifications and experience. Includes excellent benefits.

The application consists of two separate documents, which must be notarized to be accepted. Completed documents are to be returned to the Luling Police Dept., 1800 E. Pierce St. Luling, TX 78648. Applications will be accepted until the position is filled. The City of Luling is an equal opportunity employer.

For more information, please call 830-875-5407 or contact Chief Bill Sala at policechief@cityofluling.net



The City of Luling is an equal opportunity employer.

HELP WANTED



Cal-Maine Foods, Inc.
IN HARWOOD

is seeking applicants for:
ALL POSITIONS
INCLUDING
MANAGERS & SUPERVISORS
(NO DEGREE REQUIRED)

Applicants must have their own transportation to and from work.

Applicants must have their own transportation to and from work.

Competitive pay, vacation, sick leave, health, dental & vision insurance, 401K & ESOP

Cal-Maine Foods is an Equal Opportunity Employer

For more information, please call 830-540-3970 Monday-Friday (8 a.m. - 4 p.m.)
256 Smith Farm Rd.
Luling, Texas 78648

FOR SALE

FOR SALE WHIRLPOOL electric stove and Samsung dryer. Call 830-875-3720/49-1-PD)

SUBSCRIBE TODAY!
CALL (361) 798-2481

PUBLIC NOTICE

PUBLIC NOTICE

Plum Creek Conservation District is accepting bids for ground application of fertilizer and herbicide to approximately 533 acres on 22 flood control structures. Approximately 292 acres is to be applied on or around the 1st of April and 241 acres is to be applied on or around the 10th of May. Bid information can be found at <https://pccd.org/job-bids>.

For more information, call 512-398-2383. Bids can be delivered or mailed to 1101 West San Antonio Street, Lockhart Texas 78644 on or before 4:00 PM CST, March 18th, 2024. PCCD reserves the right to evaluate bids and to reject all bids.

PUBLIC NOTICE

PUBLIC NOTICE

TO ALL INTERESTED PERSONS:

Notice is hereby given pursuant to Section 312.401, Texas Tax Code, that the Caldwell County Commissioners Court shall hold a hearing to consider the designation of a reinvestment zone located within the following area:

NW Corner: 97.7541615°W 29.9243447°N
NE Corner: 97.7437498°W 29.9259929°N
SW Corner: 97.7444950°W 29.9145514°N
SE Corner: 97.7405040°W 29.9158843°N

The hearing shall be held on March 12, 2024, at the later of: (1) 9:30 A.M.; or (2) immediately following the adjournment of the Court's regular meeting. The hearing shall be located in the Second Floor Courtroom of the Caldwell County Courthouse, 110 S. Main Street, Lockhart, Texas 78644.

Members of the public and other interested persons are entitled to appear at the hearing and be given the opportunity to be heard, and speak and present evidence for or against the designation.

lulingnewsboy.com

REAL ESTATE

REAL ESTATE

REAL ESTATE

MEMBER

HELP WANTED

HELP WANTED



The Division of Allied Health IS HIRING PART-TIME ADJUNCT INSTRUCTORS

FOR THE CLINICAL SETTING OF THE ADN & VN NURSING PROGRAMS.



Adjunct Instructors are needed at our Victoria campus as well as in the Gonzalez, Carr and Hallettsville locations.

For more information and to apply go to www.victoriacollege.edu and click on Adjunct. VICTORIA COLLEGE IS AN EQUAL OPPORTUNITY INSTITUTION.

PUBLIC NOTICE

PUBLIC NOTICE

NOTICE

GET IT IN THE CLASSIFIEDS

PUBLISHER'S NOTICE:

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination."

RIATA REAL ESTATE

946 E. PIERCE STREET * LULING

OFFICE: 830.875.6017

EMAIL: GROBBINS@RIATAREALESTATE.COM

* WWW.RIATAREALESTATE.COM *



Caldwell County Agenda Item

AGENDA DATE: March 12, 2024

Type of Agenda Item: 381 Agreement

Subject: To consider Order 06-2024, designating by ordinance an area as the Prime Data Centers, LLC Reinvestment Zone #1, located within the following area - NW Corner: 97.7541615°W, 29.9243447°N; NE Corner: 97.7437498°W, 29.9259929°N; SW Corner: 97.7444950°W, 29.9145514°N; SE Corner: 97.7405040°W, 29.9158843°N

Costs: \$0.00

Agenda Speakers: Judge Haden/Chase Goetz/Todd Workmann

Backup Materials: Attached

Total # of Pages: 3



**ORDER 06-2024
ORDINANCE DESIGNATING
PRIME DATA CENTERS, LLC REINVESTMENT ZONE #1**

WHEREAS, Chapter 312, Texas Tax Code, allows counties to designate areas as “reinvestment zones,” in order to encourage development of underutilized real property and to expand economic development generally within the county through tax abatement.

WHEREAS, Caldwell County has, in Resolution 40-2022, indicated its election to be eligible to participate in tax abatement under Chapter 312, Texas Tax Code, and established guidelines and criteria governing tax abatement agreements;

WHEREAS, Prime Data Centers, LLC, (“Prime”) seeks to construct a turn-key data center campus within Caldwell County, that will be used to provide housing for organizations’ and businesses’ critical applications and data.

WHEREAS, Prime has approached the County and requested an area (the “Proposed Zone”) be designated as the Prime Data Centers, LLC Reinvestment Zone #1, more accurately described in Attachment ‘A’.

WHEREAS, Prime has indicated in its application that the turn-key data center campus will be located within the Proposed Zone.

WHEREAS, notice of a public hearing set on March 12, 2024, was published in a newspaper having general circulation in Caldwell County for a period not less than seven days before the date of the hearing;

WHEREAS, notice of a public hearing set on March 12, 2024, was delivered in writing—via USPS by registered or certified mail with return receipt received—to the presiding officer of the governing body of each taxing unit that includes in its boundaries the area described in Attachment ‘A’; and

WHEREAS, on March 12, 2024, a public hearing was held and interested parties were permitted to speak and present evidence for or against the designation.

[BALANCE OF THIS PAGE LEFT INTENTIONALLY BLANK]

NOW THEREFORE, BE IT ORDERED BY THE CALDWELL COUNTY COMMISSIONERS COURT THAT:

- (1) The Court finds that designation of the Proposed Zone would attract major investment in the zone that would be a benefit to the property to be included in the zone and would contribute to the economic development of the County;
- (2) The Proposed Zone is eligible for commercial-industrial tax abatement;
- (3) The boundaries of the Proposed Zone are described in Attachment 'A';
- (4) The Proposed Zone is hereby designated as the Prime Data Centers, LLC Reinvestment Zone #1; and
- (5) As required by Section 312.401, Texas Tax Code, this designation expires five years from the date of this Order.

ORDERED this the 12th day of March, 2024.

RESOLVED this the ____ day of _____, 20____.

Hoppy Haden
Caldwell County Judge

B.J. Westmoreland
Commissioner, Precinct 1

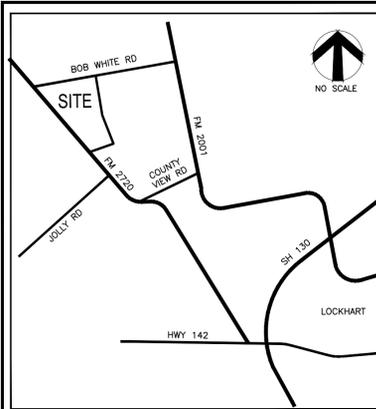
Rusty Horne
Commissioner, Precinct 2

Ed Theriot
Commissioner, Precinct 3

Dyral Thomas
Commissioner, Precinct 4

ATTEST:

Teresa Rodriguez
County Clerk



VICINITY MAP
N.T.S.

LINE #	DIRECTION	LENGTH
L1	N41°18'24"W	53.14'
L2	S11°02'48"E	50.86'

GENERAL NOTES:

- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) TEXAS SOUTH CENTRAL (4204) ZONE. ALL DISTANCES AND AREAS SHOWN ARE SURFACE/GROUND. SURFACE ADJUSTMENT FACTOR IS 1.00013.
- THIS SURVEY USED THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF# 23-1438-CH, EFFECTIVE DATE AUGUST 29, 2023, ISSUED DATE SEPTEMBER 6, 2023.
- SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 205.756 ACRES (8,962,731 SQUARE FEET) MORE OR LESS.
- ENCROACHMENTS ARE AS SHOWN ON SURVEY.
- PHYSICAL ADDRESS: NA
- ZONING: N/A
- UTILITIES LOCATED BY OBSERVED EVIDENCE AND TEXAS 811 MARKINGS
- THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF# 23-1438-CH, EFFECTIVE DATE AUGUST 29, 2023, ISSUED DATE SEPTEMBER 6, 2023

ALTA TABLE A NOTES:

(CORRESPONDING NUMBERS COINCIDE WITH TABLE A ITEMS)

- MONUMENTS FOUND OR SET AT ALL CORNERS OF THE PROPERTY.
- SAID DESCRIBED PROPERTY IS LOCATED INSIDE AN AREA HAVING FLOOD ZONE DESIGNATION ZONE "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48055C0115E AND 48055C0100E BOTH DATED JUNE 19, 2012 (THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)
- THE MEASURED ACREAGE OF THE PARCEL IS AS SHOWN HEREON.
- SUBJECT PROPERTY LIES OUTSIDE CITY ZONING ORDINANCE JURISDICTION.
- SUBJECT PROPERTY LIES OUTSIDE CITY ZONING ORDINANCE JURISDICTION.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.
- SURFACE EVIDENCE (OBSERVED) OF UTILITIES LYING WITHIN THE SURVEYED PROPERTY WERE LOCATED WHILE CONDUCTING THIS SURVEY AND ARE DEPICTED. FROM INFORMATION RECEIVED FROM A TEXAS ONE CALL DESIGN STAGE TICKET TO REQUEST ATLAS, MAPS, DIGITAL FILES, ETC. FROM THE UTILITY COMPANIES TO DEPICT UNDERGROUND UTILITIES THAT ARE NOT LOCATABLE BASED ON SURFACE EVIDENCE. SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UNMARKED AND/OR BURIED UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED BY SAID VISIBLE EVIDENCE AND DESIGN STAGE ATLAS REQUESTS. NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- NAMES OF ADJOINING OWNERS OR ADJOINING LANDS ARE SHOWN PER COUNTY RECORDS AND GIS.

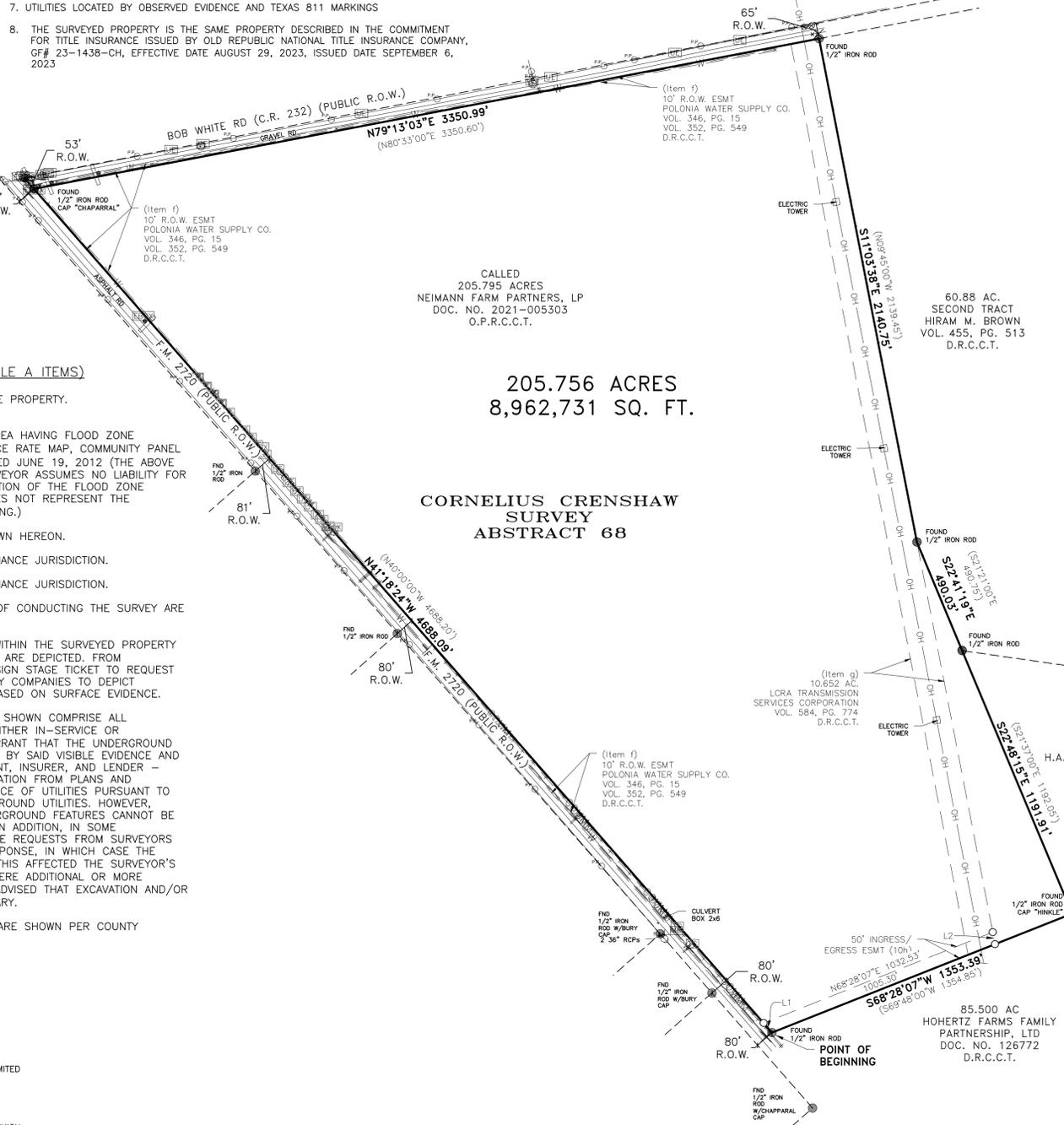
SURVEYORS CERTIFICATE:

TITLE COMMITMENT GF# 23-1438-CH,
TO: TC LOCKHART I, LLC, NEIMANN FARM PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ISSUED DATE SEPTEMBER 6, 2023.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.3, 4.6, 8.11, 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 09, 2023.

DATED THIS THE 19th DAY OF SEPTEMBER, 2023

ROBERT J. GERTSON, RPLS# 6367
ATWELL LLC
805 LAS CIMAS PARKWAY, STE. 110
AUSTIN, TEXAS 78746
(512)904-0505
RGERTSON@ATWELL-GROUP.COM



LEGAL DESCRIPTION FROM TITLE COMMITMENT:

- BEING 205.796 ACRES OF LAND, MORE OR LESS, IN THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 69, SITUATED IN CALDWELL COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN DOCUMENT NO. 2021-005303, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS AND AS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO.
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
- RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY) THIS EXCEPTION MAY BE DELETED AT THE REQUEST OF THE PROPOSED INSURED, UPON A PHYSICAL INSPECTION BY THE TITLE COMPANY AND PAYMENT OF ITS REASONABLE AND ACTUAL COSTS THEREOF.
 - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. HERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
 - INTENTIONALLY DELETED
 - RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
 - EASEMENT EXECUTED BY G. LLOYD BLUNDELL AND KATE BLUNDELL, TO TEXAS POWER & LIGHT COMPANY, DATED AUGUST 11, 1936, RECORDED IN VOLUME 173, PAGE 85 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. UNABLE TO LOCATE. MAY AFFECT.
 - EASEMENT EXECUTED BY C.F. RICHARDS AND KATHLEEN F. RICHARDS, TO POLONIA WATER SUPPLY CORP., DATED JULY 31, 1971, RECORDED IN VOLUME 346, PAGE 15 AND CORRECTED IN VOLUME 352, 549, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. DOES AFFECT, AS SHOWN HEREON.
 - EASEMENT EXECUTED BY FLOYD NIEMANN, TO LORA TRANSMISSION SERVICES CORPORATION, DATED JULY 14, 2009, RECORDED IN VOLUME 584, PAGE 774 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. AS SHOWN HEREON.
 - TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN PIPELINE EASEMENT CONTAINED IN DEED DATED JULY 15, 2021, FROM FLOYD FRED NIEMANN, JULIE ANN HOFF, PAMELA GAYLE NIEMANN, FORMERLY KNOWN AS PAMELA GAYLE GLASCHKE, AND RICHARD LLOYD NIEMANN, TO NEIMANN FARM PARTNERS, LP, AND RECORDED IN DOCUMENT NO. 2021-005303, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. AFFECTS, AS SHOWN HEREON.
 - RESERVATION OF ALL OIL, GAS AND OTHER MINERALS IN, ON, UNDER OR THAT MAY BE PRODUCED FROM THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, CONTAINED IN DEED DATED JULY 15, 2021, FOR FLOYD FRED NIEMANN, JULIE ANN HOFF, PAMELA GAYLE NIEMANN, FORMERLY KNOWN AS PAMELA GAYLE GLASCHKE, AND RICHARD LLOYD NIEMANN, TO NEIMANN FARM PARTNERS, LP, AND RECORDED IN DOCUMENT NO. 2021-005303, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE CITED INSTRUMENT. DOES AFFECT, NOT SURVEY RELATED.
 - SUBJECT PROPERTY LIES WITHIN THE PLUM CREEK CONSERVATION DISTRICT.
 - SUBJECT PROPERTY LIES WITHIN THE PLUM CREEK UNDERGROUND WATER DISTRICT.
 - NO LIABILITY IS ASSUMED FOR THE LOCATION OF ELECTRIC PEDESTALS, WITHIN THE BOUNDARY OF SUBJECT PROPERTY AND BEING SITUATED OUTSIDE ANY DESIGNATED EASEMENT, TOGETHER WITH ALL EASEMENT RIGHTS APPURTENANT THERETO, AS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY OF THE LAND PREPARED BY ROBERT J. GERTSON, R.P.L.S. NO. 6367, OF ATWELL LLC, JOB NO. 23002654, DATED JUNE 9, 2023, LAST REVISED SEPTEMBER 19, 2023.
 - NO LIABILITY IS ASSUMED FOR LOSS, CLAIM OR DAMAGE ARISING BY VIRTUE OF THE FOLLOWING, SIGN ENCROACHMENT AND/OR PROTRUSION OVER THE WESTERN AND NORTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY OF THE LAND PREPARED BY ROBERT J. GERTSON, R.P.L.S. NO. 6367, OF ATWELL LLC, JOB NO. 23002654, DATED JUNE 9, 2023, LAST REVISED SEPTEMBER 19, 2023.
 - SECTION 14 OF THE CONDITIONS OF THIS POLICY, WHICH RELATES TO ARBITRATION, IS HEREBY DELETED.

LEGAL DESCRIPTION AS SURVEYED:

A 205.756 ACRES (8,962,731 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE CORNELIUS CRENSHAW SURVEY, ABSTRACT 68, CALDWELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 205.795 ACRE TRACT, CONVEYED TO NEIMANN FARM PARTNERS, LP, IN DOCUMENT NO. 2021-005303, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID 205.795 ACRE TRACT, BEING THE NORTHWESTERN CORNER OF A CALLED 85.500 ACRE TRACT, CONVEYED TO HOHERTZ FARMS FAMILY PARTNERSHIP, LTD, IN DOCUMENT NO. 126772, DEED RECORDS OF CALDWELL COUNTY, TEXAS, AND ALSO BEING ON THE EASTERN RIGHT-OF-WAY LINE OF A CALLED 230.72 ACRE TRACT, CONVEYED TO H.A. GUETTLER AND WIFE, ELLA GUETTLER IN VOLUME 401, PAGE 552, DEED RECORDS OF CALDWELL COUNTY, TEXAS;

THENCE, WITH THE WESTERN LINE OF SAID 205.795 ACRE TRACT ALSO BEING THE EASTERN RIGHT-OF-WAY LINE OF FM 2720, N41°18'24"W, A DISTANCE OF 4,688.09 FEET TO A 1/2" IRON ROD WITH CAP "CHAPARRAL" FOUND FOR THE NORTHWESTERN CORNER OF SAID 205.795 ACRE TRACT AND BEING ON THE SOUTHERN RIGHT-OF-WAY LINE OF BOB WHITE ROAD/COUNTY ROAD 232, (RIGHT-OF-WAY VARIES), FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 205.795 ACRE TRACT ALSO BEING THE EASTERN RIGHT-OF-WAY LINE OF FM 2720, N41°18'24"W, A DISTANCE OF 4,688.09 FEET TO A 1/2" IRON ROD WITH CAP "CHAPARRAL" FOUND FOR THE NORTHWESTERN CORNER OF SAID 205.795 ACRE TRACT AND BEING ON THE SOUTHERN RIGHT-OF-WAY LINE OF BOB WHITE ROAD/COUNTY ROAD 232, (RIGHT-OF-WAY VARIES), FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 205.795 ACRE TRACT ALSO BEING THE SOUTHERN RIGHT-OF-WAY LINE OF BOB WHITE ROAD, N79°13'03"E, A DISTANCE OF 3,350.99 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEASTERN CORNER OF SAID 205.755 ACRE TRACT ALSO BEING THE NORTHWESTERN CORNER OF A CALLED 60.88 ACRE TRACT (SECOND TRACT), CONVEYED TO HIRAM M. BROWN IN VOLUME 455, PAGE 513, DEED RECORDS OF CALDWELL COUNTY, TEXAS, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 205.795 ACRE TRACT ALSO BEING THE WESTERN LINE OF SAID 60.88 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

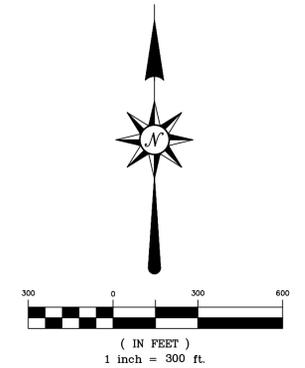
- S11°03'38"E, A DISTANCE OF 2,140.75 FEET TO A 1/2" IRON ROD FOUND; AND
- S22°41'19"E, A DISTANCE OF 490.03 FEET TO A 1/2" IRON ROD FOUND, FOR THE SOUTHWESTERN CORNER OF SAID 60.88 ACRE TRACT AND ALSO BEING THE NORTHWESTERN CORNER OF A CALLED 230.72 ACRE TRACT, CONVEYED TO H.A. GUETTLER AND WIFE, ELLA GUETTLER IN VOLUME 401, PAGE 552, DEED RECORDS OF CALDWELL COUNTY, TEXAS;

THENCE, WITH THE EASTERN LINE OF SAID 205.795 ACRE TRACT ALSO BEING THE WESTERN LINE OF SAID 230.72 ACRE TRACT, S22°48'15"E, A DISTANCE OF 1,191.91 FEET TO A 1/2" IRON ROD WITH "HINKLE" CAP FOUND, FOR THE SOUTHWESTERN CORNER OF SAID 205.795 ACRE TRACT AND ALSO BEING THE NORTHEASTERN CORNER OF SAID 85.500 ACRE TRACT, FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID 205.795 ACRE TRACT ALSO BEING THE NORTHERN LINE OF SAID 85.500 ACRE TRACT, S68°28'07"W, A DISTANCE OF 1,354.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 205.756 ACRES OR 8,962,731 SQUARE FEET, MORE OR LESS.

BEARING BASIS NOTE
THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204). THE GRID TO SURFACE COMBINED SCALE FACTOR IS 1.00013.



LEGEND

- IRON ROD SET WITH CAP "ATWELL LLC"
- PROPERTY CORNER FOUND AS NOTED
- ⊙ POST
- GUY WIRE ANCHOR
- ⊕ ELECTRIC MARKET
- ⊖ ELECTRICAL MANHOLE
- ⊞ ELECTRIC PEDESTAL
- ⊠ SIGN
- ✉ MAILBOX
- ☎ TELEPHONE PEDESTAL
- ☎ TELEPHONE MARKER
- OH — OVERHEAD UTILITY
- X — FENCE LINE
- — — — — SUBJECT BOUNDARY LINE
- — — — — ADJACENT PROPERTY LINE
- — — — — EASEMENT/SETBACK LINE
- — — — — THE LINE
- — — — — BURIED COMMUNICATION LINE
- — — — — BURIED WATER LINE
- () RECORD INFORMATION
- D.R.C.C.T. DEED RECORDS OF CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY

DR.	AAM	CH.	AY	DATE
P.M.	RG			6/28/23 - ROW TIES
				08/10/23 - updated
				08/17/23 - ADDED ESMT
				09/19/23 - UPDATED W/ NEW TC
JOB	23002654 - NEIMANN ALTA/NSP			
SHEET NO.	1 OF 1			
REVISIONS				

ALTA/NSPS LAND TITLE SURVEY

PROJECT:

205.756 ACRES (8,962,731 SQUARE FEET)
OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT 68
CALDWELL COUNTY, TEXAS

ATWELL
www.atwell-group.com
805 LAS CIMAS PARKWAY, SUITE 110
AUSTIN, TX 78746
512.904.0505
TPPE LS 10193726

k:\23002654 - neimann farm_alta\fig\survey\23002654 - neimann_alta.dwg, Savedate: 9/19/2023 11:18 PM

Caldwell County Agenda Item

AGENDA DATE: March 12, 2024

Type of Agenda Item: 381 Agreement

Subject: To approve three tax abatement agreements, pursuant to Chapter 312, Texas Tax Code, that contains the following information: Name of Property Owner and Applicant: Prime Data Centers, LLC by and through Todd Workman Name and Location of the Reinvestment Zone: Prime Data Centers, LLC Reinvestment Zone #1, located within the following area - NW Corner: 97.7541615°W, 29.9243447°N; NE Corner: 97.7437498°W, 29.9259929°N; SW Corner: 97.7444950°W, 29.9145514°N; SE Corner: 97.7405040°W, 29.9158843°N Nature of Improvements: Construction and maintenance of a turn-key data center campus Estimated Cost of Improvements: \$ 1,300,000,000.00 (\$1.3 billion)

Costs: \$0.00

Agenda Speakers: Judge Haden/Chase Goetz/Todd Workman

Backup Materials: Attached

Total # of Pages: 228

Caldwell County Agenda Item

AGENDA DATE: March 12, 2024

Type of Agenda Item: 381 Agreement

Subject: To approve three agreements between the County and Prime Data Centers, LLC, for local economic development pursuant to Chapter 381, Texas Local Government Code.

Costs: \$0.00

Agenda Speakers: Judge Haden/Chase Goetz/Todd Workman

Backup Materials: Attached

Total # of Pages: 453